

*A deceptively spacious and elegantly designed 4 bedroom (3 bathroom) town house with stunning views in a convenient town location. Llandysul - West Wales.*



**3 Golygfa'r Eglwys Well Street, Llandysul, Ceredigion. SA44 4DR.**

**£260,000**

**Ref R/5126/ID**

**\*\*A deceptively spacious and most attractive end of terrace new build\*\* Laid over 4 storeys\*\* 4 bedrooomed and 3 bathroomed accommodation \*\*Superb panoramic views over open countryside to the rear\*\*Designed with energy efficiency in mind\*\*Low maintenance living with front terrace, balcony, patio and enclosed garden area\*\*designated parking areas\*\*Modern and elegant kitchen and bathrooms\*\*Conveniently positioned on the edge of the market town of Llandysul\*\*In close proximity to the new Ysgol Bro Teifi School\*\* Within easy reach of the Cardigan Bay coastline at New Quay, Aberaeron and Llangrannog \*\***

Well situated in the popular Teifi Valley market town of Llandysul, which provides a good range of everyday facilities, together with a brand new Bro Teifi School with primary and secondary schooling within close proximity of the Doctor's Surgery, chemist and shops and within easy travelling distance to the larger town and primary centre of Carmarthen to the south and the West Wales Heritage Coastline to the west.



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## GENERAL

A development of a terrace of three town houses, pleasantly positioned on the edge of the popular Teifi Valley market town of Llandysul. The properties have been designed with energy efficiency in mind with its Air Source heating and its high insulative qualities. Exceptionally spacious, benefiting from 4 bedrooms, 3 bathrooms, ample living and dining accommodation that is split over 4 floors. To the rear lies a breathtaking view of the open countryside, only enhanced by the bi-fold doors which open from the kitchen and living areas and to the balcony and patio, all of which being low maintenance and modern living at its best.

Suiting a range of buyers from those seeking a home for the family, or for those pursuing a holiday home or holiday let business, with close proximity to the renowned Cardigan Bay Coastline.

Llandysul nestles alongside the River Teifi. Its main street offers a selection of artisan shops and general retail outlets, catering for both local and visitor needs.

## LOWER GROUND FLOOR

### Living Room

20' 4" x 15' 5" (6.20m x 4.70m) with wall to wall bi-fold doors leading out to the full width patio area and the enclosed lawned garden. Modern electric fireplace, TV point and spotlights to ceiling. Stairs to ground floor level.





## GROUND FLOOR

### Family Room/Kitchen

19' 4" x 15' 5" (5.89m x 4.70m) A social open space with the kitchen comprising of modern base and wall cupboard units, Formica working surfaces above, eye level electric oven and integrated microwave, 4 wing electric hob with extractor over, spacious dining area, wall to wall bi-fold doors opening onto the balcony area -ideal for al-fresco dining and to admire the panoramic views, stairs leading to first floor.





## Utility Area

Accommodating the heating/hot water system. Plumbing and space for washing machine.

## Ground Floor Shower Room

5' 6" x 5' 2" (1.68m x 1.57m) with a modern three piece suite with shower cubicle, low level flush w.c. and wash hand basin



## FIRST FLOOR

### Bedroom 2

13' 5" x 8' 6" (4.09m x 2.59m) with double aspect windows, fully glazed patio door leading to Juliet balcony and a wall to ceiling window, with great views over the Teifi Valley and Llandysul town.



### Bedroom 3

11' 5" x 8' 6" (3.48m x 2.59m) With double glazed window to front.



**Bedroom 4 / Study**

6' 6" x 5' 10" (1.98m x 1.78m)



**Family Bathroom**

7' 10" x 6' 6" (2.39m x 1.98m) with white fitted suite with panelled bath with shower over, low level flush w.c., pedestal wash hand basin.



**SECOND FLOOR**

**Master Bedroom**

16' 0" x 12' 1" (4.88m x 3.68m) with Velux roof window offering views over the Teifi Valley.



**En Suite Bathroom**

A white suite comprising of a panelled bath with shower over, low level flush w.c., pedestal wash hand basin.





## EXTERNALLY

### Garden

Located to the rear of the property having access via the bi-fold doors that lead onto the full width of the patio and the enclosed, south facing, lawned garden area. To the front is a gated forecourt/terrace.







### Parking

Communal parking courtyard to the front with two allocated parking spaces per dwelling.



### MONEY LAUNDERING

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

### VIEWING ARRANGEMENTS

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](https://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages

### Services

We are informed that the property benefits from mains electricity, mains water, private drainage, Air Source heating system, Upvc double glazing. Telephone and broadband.

Council Tax Band - D (Ceredigion County Council).

## MATERIAL INFORMATION

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**Council Tax:** Band D

N/A

**Parking Types:** Allocated.

**Heating Sources:** Air Source Heat Pump.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Private Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** B (82)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

**Any risk of coastal erosion?** No

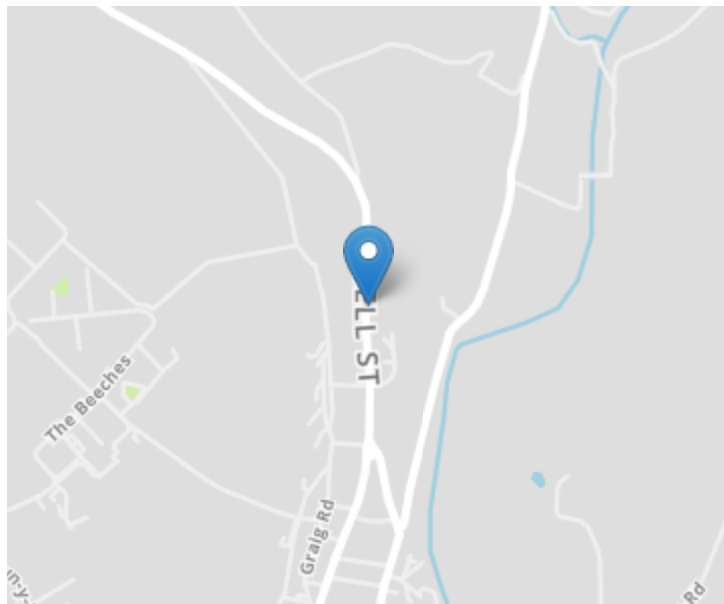
**Is the property listed?** No

**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No






## Directions

On entering the main one-way thoroughfare in Llandysul into Wind Street, continue along this road. As you leave the town towards Gorrig, the property will be located on your right hand side, as identified by the Agents 'For Sale' board.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100
(92+) <b>A</b>		
(81-91) <b>B</b>	82	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

For further information or to arrange a viewing on this property please contact :

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